

**TITLE REPORT FOR
THE INTERNAL REVENUE SERVICE**

The undersigned has examined the record title on the **City of Newport News** records (and municipal tax and assessment records if within a municipality) for the period shown below relative to title to the real property described below, and gives the following opinion of status:

Owner(s): **[REDACTED]**

Interest or estate: **fee simple**

Property Description: (or attach copy of legal description)

All that certain parcel of land situate in the City of Newport News, Virginia, fronting on the South side of Deep Creek Road 99.8 feet and bounded and described as follows:

Beginning at a point marked by a pipe located on the South side of Deep Creek Road where the dividing line between the property of party of the first part and the property now or formerly owned by Frank Pultz intersect the said road, and from the point of beginning thus established, running thence N. 63 degrees 21'E 99.8 feet along the South side of Deep Creek Road to a pipe; thence S 11 degrees 52 E 264.67 feet to a pin; thence S. 71 degrees 49'W 100 feet to a pipe, thence N. 11 degrees 09' W. 250.27 feet along the said dividing line between property of the party of the first part and the property now or formerly owned by Frank Pultz to the pipe located at the point of beginning in the said South side of Deep Creek Road, which said parcel of land is shown on a certain plat entitled, 'PLAT OF THE PROPERTY OF EARL B AND CAROLYN E. SPANGLER, PART OF LOT "B", HIGHLAND GARDENS, CITY OF WARWICK VIRGINIA," dated January 17, 1955, and made by R. F. Pyle, CLS, a copy of which plat is attached to and recorded in the Clerk's Office of the Circuit Court of the City of Newport News, Virginia, in Deed Book 43, Page 282, conveying the above described property from Robert L. Whitefield and Jennie B. Whitefield, husband and wife, to Earl B. Spangler and Carolyn E. Spangler, husband and wife.

Tax value = **\$178,200.00**

Subject to the uninitialed STANDARD EXCEPTIONS on reverse side hereof.

Also subject to the following SPECIAL INFORMATION AND EXCEPTIONS:

Taxes: PIN **210 000 603**

1. Ad valorem taxes are paid through and including those for the year:**2009.**
2. Taxes now due and payable:.....**none**
3. Taxes, a lien, deferred or otherwise, but not yet due and payable:.....**semi-annual amount due of \$1,960.20**
4. Special levies or assessments now due or payable in future installments:**Storm water fee of \$30.60.**
5. Estate or inheritance taxes:..... **unk.**
6. Mobile Home on Property: no

Restrictive Covenants? **N/A**

1. Book , Page
2. Does survey and/or public record indicate a violation?
3. Contain reversionary or forfeiture clause?
4. Building Setback Line(s)
5. Easements/Other Matters: **n/a**

Survey and Inspection Report Attached? **no.**

Recorded Plat? **yes**

1. Book **43**, Page **282**
2. Building Setback Line(s) **unk**
3. Violated? **unk**
4. Easements/Other Matters: **Overhead utility lines**

Access to Public Right of Way? **yes**

Property Occupied By: **unknown**

Updating from Previous Title Insurance Policy? **yes.** (Attach Copy). If "Yes", has a search of the public records been accomplished for such period of time within which judgments, liens or other matters could affect the property, regarding the owner(s) of the property on and after the date of said policy? **yes**

Other Easements, Liens, Deeds of Trust, Objections or Defects:

DEED OF TRUST: To: **Suntrust Mortgage, Inc.** Amount: **\$59,750.00**

Recorded: **8/18/03** Book: **1843** Page: **1046**

LIENS/JUDGMENTS:

1) Discover Bank Issuer of The Discovery Card, filed for record on 12/1/05 and docketed on 9/15/06, Judgment #060112684 in the sum of \$3,339.56, plus interest, fees, costs and penalties, if any.

2) Department Treasury-Internal Revenue Service filed for record on 8/4/08 and docketed on 8/15/08 Judgment #08-5539, in the sum of \$128,813.50 plus interest, fees, costs and penalties, if any.